

Kanab Planning Commission Meeting

May 3, 2016

Kane County Commission Chambers

PRESENT: Chairperson Joan Thacher, Chair Pro Tem Mike Downward, Commission Members: Stuart Allan, Curtis Cutler, Marty Ott, Arlon Chamberlain, Business/Land Use Coordinator Mike Reynolds, City Planner Bob Nicholson, City Council Liaison Brent Chamberlain, Jeff Stott of Kanab City Legal Council and Secretary Katherine Ohlwiler.

NOT IN ATTENDANCE: Commission Member Melvin Watson.

MEETING STARTED AT 6:30 PM

APPROVAL OF MINUTES: Mike Downward made a motion to approve the minutes of April 5, 2016 with the amended changes. Stuart Allan 2nd the motion. Motion passed.

PUBLIC COMMENT PERIOD: Caralee Woods was glad that density regulations were being considered because the Planning Commission can be proactive in having a community that is planned versus one that isn't planned. She went on to say that, "It's pretty clear that Kanab is on its way to needing real thought to provide housing for a lot of people that will be coming to work in the service industry."

DISCUSSION REGARDING LAND USE ORDINANCE CHAPTER 7 SIGNS TO CLARIFY THE ALLOWABLE FLAT SIGN SIZE: The Commission discussed different ways to better clarify this chapter and decided to have staff look into the chapter further and to come back with another discussion.

DISCUSSION ON REVISIONS TO THE LAND USE ORDINANCE ON RESTRICTIONS TO RESIDENTIAL OUTSIDE LIGHTING: The Commission discussed how they could enforce light that is trespassing onto someone else's property. The light should be shielded or hooded.

DISCUSSION ON REVISIONS TO THE LAND USE ORDINANCE CHAPTER 18 SECTION 18-4 [DENSITY REGULATIONS] AND SECTION 18-6: Bob Nicholson looked at various cities density regulations in comparison to Kanab's. The Commission decided to have a Public Hearing next meeting regarding decreasing the square foot amount per units.

REVIEW AND DISCUSSION OF COMMISSION MEMBER POSITIONS TO THE KANAB PLANNING COMMISSION UNDER LAND USE ORDINANCE CHAPTER 2: Chairperson Joan Thacher suggested that she would have a meeting with the Mayor to talk about appointing an alternate member.

STAFF REPORT: None

COMMISSION MEMBER REPORT: None

COUNCIL MEMBER LIAISON REPORT: Brent Chamberlain explained that as the City Council is going through the budget there is money for the Planning Commission to have some training.

Stuart Allan adjourned.

Chairperson

Date